HERALD SQUARE LOFTS SOLD TO INVESTOR

McMorrow Company Sells 13 Story Springstein, the architects, have estimated the cost at \$40,000. Structure on 35th Street---East Side Dwelling Sold

The McMorrow Enginering and Construction Co. completed a large building operation yesterday when it sold the thirteen story loft building at 131 to 137 West Thirty-fifth street in a cash transaction to an unnamed investor. The building was put up by the seller at a cost of about \$300,000 from plans by Neville & Hagge on land acquired two years ago from the Henry Morgenthau Co. The structure occupies a plot 75x98.9 on the north side of Thirty-fifth street, adjoining the Herald Square Hotel property, which Everdell & Barnum purchased some time ago for a large building improvement. The Metropolitan Life Insurance Company holds a politan Life Insurance Company holds a first mortgage on the loft property amounting to \$385,000.

UPTOWN DWELLING BUYING. WIPTOWN DWELLING BUYING.

EAST SEVENTY-FOURTH STREET—
William B. May & Co. have sold the
three story and basement dwelling at
122 East Seventy-fourth street, on lot
18.9x50x102.5, for Bertha Levy to a
client, who will make extensive alterations to the house. This block is
being rapidly improved by the remodding of many of the old houses. On
the block to the east is the residence
of Theodore Roosevelt, Jr., Seymour
Crowell, Stowe Phelps and Prof. William Sloane.

WEST FIFTY-SEVENTH STREET— The Hell-Berwin Corporation has sold for the Wilmurt Realty Company, represented by H. Nelson Flanagan, 163 West Fifty-seventh street, a four

WEST FORTY-FIFTH STREET—
Thomas Killilea has sold 125 West
Forty-fifth street, a four story building, on lot 19.2x82, between Broadway and Sixth avenue. The seller acquired the property in 1901.
ENTH AVENUE—Croshy have sold to the sol

EAST 160TH STREET-Louis Reiss has sold for Daniel Underhill to a client 280 East 160th street, a one family frame dwelling, 65x120

FRANKLIN AVENUE-Richard Dick-POREST AVENUE-Catharine J. Far- a

BROOKLYN HOUSE SALES.

The Buckley & Horton Company has sold 1480 East Eighteenth street, a and one-half story dwelling, on 33x100, for the Midwood Associates. to Mrs. Mary E. Hill, for occupancy Frank A. Seaver & Co. has sold five lots on the northwest corner of Twelfth avenue and Eighty-sixth street, Dyker Heights, for William Rafferty, to an The Rockmore Realty Company has

sold the southwest corner of Forbell and Atlantic avenues, a two story brick dwelling, on lot 26x100 feet, to the Mildred Realty Company; also 40 Forbell avenue, a two story brick dwelling, to Eugene Diamond, and 557 Enfield street, a two story brick dwelling, to Charles P. Grover.

The Welling at 2436 Grand avenue, reported sold last month by Ida A. Holland. The price was \$6,800.

FLATS FOR VERMILYEA AVENUE
On the south side of Vermilyea avenue.

Mme. Olga Petrova, the Russian dancer, has bought from D. E. Windle a residence at State and Twenty-third streets, Flushing, L. I. She also purchased eight lots adjoining the two on which the house is located, and she contemplates developing them into sunken reactions.

COLLEGE POINT HOUSE BUYER J. Albert Johntra Company has sold for D. E. Weddle the two one family cottages at 104 and 106 First street. College Point, to O. F. Gafroy. Each house contains six rooms with mod-ern improvements, overlooking the Sound.

BIG PEEKSKILL HOTEL SOLD. 163 West Fifty-seventh street, a four story and basement dwelling on lot 19x100.5. The buyer is Louis H. Challf, who recently purchased, through the same brokers, the adjoining a fine sixty room all year round hotel with private baths, steam heat, gas and all modern conveniences. The house is a short while erecting a building for his own occupancy.

LEXINGTON AVENUE—The Lawyers Mortgage Company has sold 1045 and 1047 Lexington avenue, two three PERKSKILL, N. Y., May 8 .- Frank

ing, on lot 19.3x82, between Broadway and Sixth avenue. The seller acquired the property in 1901.

TENTH AVENUE—Crosby & Blemly have sold to James J. Dunphy 329 Tenth avenue, northwest corner of Twenty-minth street, a five story tenement, on lot 24.8x70.

WEST 127TH STREET—Waiter V. Reynolds has sold to Frank Hayden, 282 West 127th STREET—Waiter V. Reynolds has sold to Frank Hayden, 282 West 127th STREET, a three story dwelling, on lot 15x99.11, near Eighth avenue.

MARKET FOR BRONX SITES.

CRESTON AVENUE—Richard H. Scoble has sold for the estate of Richard Webber to a client, five lots on the northeast corner of 183d street and Creston avenue, fronting 123 feet on Creston avenue and 95 feet on 183d street. This plot is 84 feet west of the Grand Boulevard and concourse, and was sold for John Miller the plot 37.5x160, at the southwest corner of Eastburn avenue, about 226 feet on the fact of Eastburn avenue, about 226 feet on the four thanks of the Grand Boulevard and concourse and was sold for John Miller the plot 50x95, on the east side of Eastburn avenue, about 226 feet on the four thanks of the Grand Boulevard and concourse, and was sold for John Miller the plot 50x95, on the east side of Eastburn avenue, about 226 feet of Eastburn avenue, about 226 feet for Canada and the plot 50x95, on the east side of Eastburn avenue, about 226 feet for Eastburn avenue, and 174th street The new owner will improve the plots with apartment the sold of the Eastburn avenue, about 226 feet for Eastburn avenue, about 226 feet for Eastburn avenue, along the Eastburn avenue, about 226 feet for Eastburn avenue, about 226 feet for Eastburn aven

Lafayette avenue from Longfellow brick dweling at 20 Rector street on lot to Whittier avenue; also six lots at the northwest corner of Whittier avenue; also six lots at the northwest corner of Whittier avenue; also six lots at the northwest corner of Whittier avenue. use the premises for her corset business.

\$175,000 MONTCLAIR DEAL.

Frank J. Reilly and F. M. Crawley & Bros. have sold the one time home William T. Evans at Montclair, N Franklin avenue, a five story apart-ment house, 37.6x100.

MOREST AVENUE—Catharine J. Farrel has sold to an investor the two family house with stable at 952 Forest avenue.

J., to Thomas S. Gladding The property has held by Klein & Jackson, who bought it from Mr. Evans more than a year ago. It consists of seventeen acres and five houses, including the large Evans home, formerly the residence of George Innes. Jr., and which was known as Wentworth Manor. This was known as Wentworth Manor. This house, was hullt at a cost of nearly has sold for James T. Barry 1394 J., to Thomas S. Gladding. The property touse was built at a cost of nearly 100,000. The price paid by Mr. Glad-ling for the property is said to be \$175. It is the purpose of the new owner to subdivide the plot for residential de-

> BUYERS IN RECENT DEALS. Paul A. McGolrick is the real buyer of the apartment house at 227-229 West 141st street, title to which passed yes-terday to James Powers of Poughkeep-

> sie.
>
> Michael Postiglione is the buyer of
> the dwelling at 2436 Grand avenue, reported sold last month by Ida A. Holland. The price was \$6,800.

On the south side of Vermilyea ave-

sixteen story building for the moving picture industry at the southeast corner of Seventh avenue and Forty-ninth street, a lease of which has been made with George Backer and Arnstein & large wooden building for drying oiled hides in which a workman was burned to the 8 West Fortieth Street Corners.

TENANTS FOR DWELLINGS.

Dougles L. Elliman & Co. have leased for a term of years 51 East Eightieth street, a four-story house, to Mrs. Walter H. Lewis.

The F. R. Wood, W. H. Dolson Co. has leased the dwelling at 327 West Eighty-seventh street to Mrs. Sophie Starms for occupancy.

Sterns for occupancy.

The Hall-Berwin Corporation has leased for a term of years the three-story dwelling at 152 West Ninety-fourth street.

COUNTRY PLACES LEASED. John Frederick Zurga has leased for Orleans Longacre of Joplin, Mo., his country place at Spuyten Duyvil to Dr. Edmund Prince Fowler for a term of

Be Sold.

Decoration Day is always one of teresting suburban real estate auction the National Fire Protection Associa sales, but this year a sale of unusually attractive property has been arranged under most unusual circumstances. The property is the unsold developed portion of the well known Jamaica Hillerses. of the well known Jamaica Hillcrest tract on the high ridge in the northern part of Jamaica in the borough of Queens. The William P. Rae Company protective methods, materials and approtective methods, materials and approtective methods, materials and approach to the well known Jamaica Hillcrest tract on the high ridge in the northern part of Jamaica in the borough of many reports on fire preventive and fire protective methods, materials and approach to the well known Jamaica Hillcrest tract on the high ridge in the northern part of Jamaica in the borough of the well known Jamaica Hillcrest tract on the high ridge in the northern part of Jamaica in the borough of the well known Jamaica Hillcrest tract on the high ridge in the northern part of Jamaica in the borough of the well at the well will sell the lots on the property under a huge tent. The sale will be started on Saturday, May 29, and will be continued on Monday, May 31, the day on which Decoration Day will be celebrated.

This sale is forced on the owners of the property because of agreements entered into when the Jamaica Hillcrest Company was formed. At that time, which was four years ago, the which was four years ago, the great tract of rolling land, consisting of about 1,400 lots, was gradually developed and placed in the han's of trustees for sale, one of the stipulations being that all of the land had to be sold within a certain period. For these years the all of the land had to be sold within a certain period. For three years the selling was excellent and the trustees disposed of about 1,000 lots, principally to homeseekers, who already have erected more than sixty houses on them. Business up to a year ago was in constantly increasing volume and the trustees were in a good way to carrying out their obligations by private sale when the war in Europe started and selling stopped.

stopped.

The result is that they have been left their heat located lots Charles P. Grover.

The McInerney Klinck Realty Company has soid the two story and store brick building on the west side of Flatburk avenue 78 feet north of Dorchester road, for James Byron, to an investor.

On the south side of Vermilyea avenue, 175 feet east of 204th street, a five story flat is to be erected for the Becker Building Corporation, Isidore S. Becker president. It will have a frontage of 50 feet and a depth of 116 feet, with a facade of brick and limestone. Sass & out of their difficulty.

MUST PUT ON FIRE ESCAPES.

Fallure to Have Them on 16 Feet

High Building Loses Case. Attention of property owners is called to the recent decision of the Court of Appeals in the case of Amberg vs. Kin-ley, whereby it is declared that failure to provide fire escapes as required by Section 82 of the labor law establishes a conclusive proof of negligence on the part of the owner. Section \$2 of the labor law provides that fire escapes as The Metropolitan Life Insurance Com-any has made a loan of \$400,000 to red S. Godfrey for the erection of a

Manton B. Metcalf has lent \$643,500 to the 8 West Fortieth Street Corporation on its new twenty story office building at 6 to 10 West Fortieth street, opposite the new Public Library, for five years.

A loan of \$155,000 has been obtained by J. Langdon Ward, Louis C. Hasell and W. Kintsing Post from the Lawyers Title Insurance and Trust Company on a nine story apartment to be erected at 743 Fifth avenue, part of the old Mason-Jones estate.

BUSINDES PROPERTY LEASED.

The death. The first floor of the building was on the ground, with only two board floors above, the third story being only sixteen feet from the ground. Notwithstanding the court primarily held that it was three stories high, within the meaning of the labor law. Though tandark was banked around the building outside to the top story, thereby indicating list low structure, this fact was not regarded of sufficient weight to exclude the building from the operation of the labor law.

The court held that it was not neces-

Advisory Council Suggests This on REALTY MARKET SHOWS Nassau and William Sts.

Opposition to the use of the narrow sidewalks of Nassau and William streets for subway exits and entrances was suggested that private property at points selected for stations on the Nassau and William street routes be bought by pri-

vate contract, or condemned if no other solution of the problem can be had.

The council is of the opinion that solution of the problem can be solution. The council is of the opinion that measurement of exits and entrances of \$42,450.

The operation referred to above will a second will be erected by F. and W. Baker on the solutions will have to handle, as for instance on William street, where only two stables of Linden avenue, cast of Flatbush avenue, on a plot 100 by 121 feet. It will be of brick and stone and will have accommodations for thirty-sie place.

PAVEMENT BILL APPROVED.

pyers Title Insurance and Trust Company on a nine story apartment to be effected at 742 Fifth avenue, part of the old Mason-Jones estate.

BUSINESS PROPERTY LEASED.

Spear & Co. have rented with Mark Rafalsky & Co. for ten years the top loft in 180-184 West Twenty-second street to the Nagloc Engraving Company; the top loft in 149-155 West Twenty-fourth street to the Lion Manual facturing Company; a loft in 43-47 West Twenty-fourth street to the Lion Manual and a loft in 55 East Eleventh street to Israel Samuels.

The M. Rosenthal Company has leased the store at 149-151 West Twenty-seventh street to the Lion Manual and loft at 25 West Fifteenth street to the Independent Cloak House and the second loft at 23-133 West Twenty-first to the Ragion of the labor City Residence City R

Recently by W. H. Armstrong, Jr.

INCREASING ACTIVITY lay for new construction planned Brooklyn last week. Eighty-nine r

brioklyn last week. Eighty-nine new buildings are to be erected at a total cost of \$818,350. Seventeen will be tenements to cost \$614,500; thirty-seven residences, to cost \$161,400, and thirty-

On the north side of Prospect place,

Mayor Accepts It as Now Framed—

Benefits Chiefly Suburbs.

Mayor Mitchel has approved the repaying bill passed by the Legislature, which provides that where acceptance of the south side of Caton avenue, east of East Twenty-first street, a similar structure to cost \$60,000 will be built

avenue and Thirty-eighth street is to be improved with five three story stores and dwellings by the Garden Building Company at a total cost of \$25,000.

MUCH BUILDING IN THE BRONX.

Year's First Third.

According to records of the bureau of buildings an increase is shown of over 40 per cent. for the first four months of 1915 over the same period of the last year. To put the case in dollars and cents the plans filed from January 1 to May 1, 1915, show an increase of \$8.941.345 over the same period during

\$3,941,345 over the same period during 1914, while the number of permits issued shows an increase of sixty-one. Statistics show that from January 1

Per Cent. Better Than Last

of Real Estate Interests. The council lay for new construction planned in on 89 New Structures---40 Per Cent. Gain in The Bronx

of flat house construction. The least was ripe for the development of their active neighborhood is that east of The land, which is as it was years and years Bronx River, which is due to lack of ago, accessibility. Now that the city is to The acres are to be subdivided into

SHORT HILLS A UTOPIA TOWN.

commercialism Barred Forever-Only Homes to Be Permitted. To preserve the beauty of Short Hills.

To preserve the beauty of Short Hills, N. J., for all time a company has been formed by Stewart Hartshorn, shade manufacturer and sometimes referred to he father of Short Hills, to promote the erection of sanitary, tasteful and substantial homes as free as possible from commercial surroundings.

Under the name of the Hartshorn Estate articles of incorporation were filed with the Secretary of State at Trenton and with the County Clerk in Newark last week with a capital of \$100,000. This is divided into 1,000 shares, having a par value of \$100 each, 995 shares are held by Mr. Hartshorn, with the other

par value of \$100 each, \$20 shares and the prive in East Section to Be Elimifive by members of the family.

More than forty years ago Mr. Hartsorn, who has passed the seventy year mark, moved to Short Hills when it was nothing but farm land. He has been

active in the development of the com-munity and responsible to a great ex-tent in the present high standard of the It is the idea of Mr. Hartshorn for the corporation to aid residents or would-be class of Queens for an extension of time residents in making plans for homes, and in which to complete the construction of

homes already established, and to avoid the "needless destruction of naturally picturesque features of the land." The corporation shall keep the ap-proaches by way of the railroad "open and attractive, and free from commer-cialism by preventing the erecting of any structure whatever upon certain strips of land bordering upon the railroad or the

Under the agreement the stockholders have not the right to sell or transfer their stock or their interest in the as-sets of the corporation to others not members of the company, unless such stock or interest be first offered to the

WATERWAY FOR L. I. NEARER.

Survey by State Engineer Next Step Toward Construction.

Property owners and residents of the south side of Long Island are pleased with the recent action of Gov. Whitman in signing a bill directing the State Engineer and Surveyor to make a survey gineer and Surveyor to make a survey of the area necessary to build, in conjunction with the Federal Government, a deep waterway or channel through the confluent bays of the south shore.

Because of a general retrenchment in State expenditures the Legislature did not deem it wise at this time to appropriate the compression of the supervisors researched the supervisors r

not deem it wise at this time to appropriate money for the acquisition of
lands and rights of way for the creation
of the waterway. No appropriation is
necessary for the survey. The total
cost of acquiring rights of way is estimated to be \$995.000. mated to be \$995.000.

The matter has now assumed an official status and the State Engineer is directed to present the subject to the Legislature for further consideration before February 1 next. The delay is ascribed primarily to the fact that the State wishes to ascertain the probable cost of the enterprise independent of the Federal Government. If the pleakes of boards of supervisors and township offi-

boards of supervisors and township offi- Alfred Hopkins cials on Long Island amount to anything the cost of the projected waterway to the Commonwealth will be much reduced by rights of way for laterals and ease-ments being deeded by property owners and towns.

winter a large delegation appeared before the board of army engineers in Washington to urge the waterway. The Government then took the attitude that if the State of New York would bear the expense of acquiring the lands and rights and stucco residence; also on Janvin of way the army engineer would extend the state Configuration of the state of New York and the state Configuration of New York and Plant way the army engineers would attend avenue, adjoining Cedar Knolle.

GREAT NECK DEVELOPMENT. Wansor Property Secured for Im-

to May 1, 1914, permits were issued for 272 buildings, totalling in cost \$5,893,-730, while during the same period this year permits were issued for 388 build-The old Wanzor property at Great Housewives League of Bronxville, the Neck, L. I., fronting 1,000 feet on Man-hasset Bay and containing thirty-three scriptions from the property experts. calling for an expenditure of \$9,-At this rate those who are well posted acres with the old homestead in the

Bronx River, which is due to lack of ago.

Bronx River, which is due to lack of ago.

The acres are to be subdivided into accessibility. Now that the city is to bridge the river at Westchester avenue builders are expected to flock there and downard the property are doing in other parts of the attractions of the property, it being a fine example of old Long island home. ranged with simplicity. The old home stead is to be the general assembly to the colony which Mr. Crowell plans to build on the Wanzor property. The estate is well wooded, rising to an elevation of over 130 feet above the sea level, with facilities for bathing, boating and all water sports. Close at hand is the Great Neck Golf Cub

nated at Cost of \$1,000,000.

Upward of \$1,000,000 is to be ex pended by the Long Island Ratiroad to improve its right of way and to elimi nate grade crossings in the eastern see tion of Jamaica. This announcement residents in making plans for homes, and especially in planning the site and surroundings, employing only architects of taste and ability. The company will plan the development of adjoining lands to avoid affecting the high standard of the homes already established, and to avoid

Plans for the elimination were included in a topographical map of the district prepared by the Queens topographical bureau in which new grades for the streets were laid down. The Long Island Railroad in an agreement entered into in May, 1914, signified its willingness to accent the plane. willingness to accept the plans.

In the communication addressed to the borough officials and the Board of Esti-mate the Long Island officials stated that five other grade crossings lying east of Farmers avenue are to be eliminated and that the entire work will cost more than \$1.000,000.

WHITE PLAINS COURT PLANS

Architects Chosen for \$1,100,000 Improvement.

Definite steps were taken by the Wast

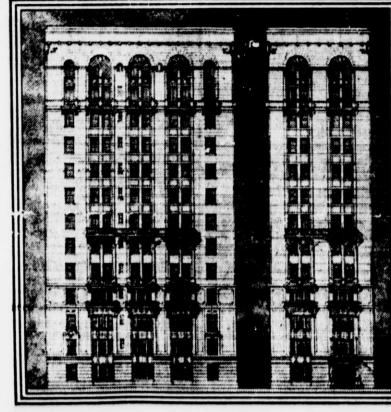
BRONXVILLE WOMEN TAKE IN TEREST. At Cedar Knolls the First Mortgar

is eager for the waterway. Only last and Real Estate Company has so to the rest. The chief item of expense is the acquiring of a right of way across the Rockaway peninsula in order to join the waterway directly to Jamaica Bay, which is being developed as part of the port of New York. the entrance to Cedar Knolls by the

Owning company, Pondfield Road West, from IAP trance, has been planted between the curb and sidewalk with flowering provement With Small Houses. shrubs under the direction of the and residents of the country. The At this rate those who are well posted in the old homestead in the in the realty field in The Bronx predict that this year more than \$30.000,000 centre, has been secured for development into a fine residential settlement. The will be put into new construction.

The operations are affecting every section in the borough. The most active, however, are those which are suitable to where of the proposition, having convinced the owners of the property that the time flower garden.

Street and Avenue Front Views of New West End Avenue Apartment



The apartment house which Albert Saxe will erect at the northwest corner of West End avenue and Eighty-ninth street will cover a smaller site street. In other respects the building will be the equal of any of this year's harvest of apartment structures. It will be thirteen stories high, of limestone facades, with courts of white enamelled brick. There will be only one apartment to a floor, an arrangement which has grown popular in the last few years. Each apartment will contain nine rooms, large foyer and three bathrooms. rooms, large foyer and three bathrooms.

The bedrooms and bathrooms will be extra large, one of the three bathrooms

The bedrooms and bathrooms will be extra large, one of the three bathrooms in each apartment to be 7.6 feet wide and 12 feet long.

The ceilings and walls of the kitchens and bathrooms and all exposed metal fixtures and plumoing will be enamelled. The building design is the work of Emery Roth.

The site of the building was several. The site of the building was several. The site of the building was several. The site of the building was several.

and the apartments in the house will rent for \$3,300 to \$4,000 a year.

TO PAVE TWO MORE STREETS. The office of the President of the Borough of Manhattan announces that paving will be started during the month of May on West Twenty-fourth street. Sixth avenue to Seventh avenue, and Eighth avenue to Tenth avenue; on East Fifty-fourth street, Third avenue to Lexington avenue. The paving will be of sheet asphalt.

brick biuldings at 984 to 988 Greene avenue just a completed by the Henry Meyer Company, on a plot 100 by 120 feet. It is used in the city filter plant to kill the germs in the water are also killing lawns, plants and trees, according to florists ton avenue. The paving will be of sheet asphalt.

Piltered Water Injures Plants.

Piltered Water Injures Plants.

FIRE PREVENTERS TO MEET.

Convention Here This Week. The nineteenth annual convention of protective methods, materials and apparatus. Robert D. Kohn is president of the national association. Rudolph P. Miller, ex-Superintendent of Buildings in Manhattan, is president of the New York chapter of the association. The National Fire Protection Association has a membership of about 4,000, all actively inter-

ested in reducing the large annual fire loss in the United States. Chief feature of this year's conven-tion will be a luncheon to be held on Wednesday at the Hotel Astor. The following speakers will discuss the topic "Fire Protection and the Business Man," George McAneny, President of the Board of Aldermen; Allan Robinson, president of the Allied Real Estate Interests and Franklin W. Wentworth, secretary of the National Fire Protection Associa-

\$50.004.000 FOR BUILDINGS. Reports for Leading Cities Show

Builders Are Active. Reports to Bradstreet's Journal as to building show that while the percentages of decrease are being whittled down, current building operations, taking the country as a whole, are still well below corresponding periods of previous years. Reports last week to Bradstreet's (eighty-four cities reporting) show a total expenditure of \$50,004,967 for April, as against \$53,866,635 for April a year ago, a decrease of 6.3 per cent.

It will be recalled that in February and
March the decreases were in the neighborhood of 12 per cent., and in January the loss from a year ago was 8.3
per cent. In the last quarter of last Saxe will erect at the northwest corner of West End avenue and Eighty-ninth street will cover a smaller site than any apartment planned for some time on the upper West Side. It will be 44 feet on the avenue and 90 feet on the street. In other respects the building showed gains.

One of the most important Brooklyn-

The site of the building was covered with two dwellings which Mr. Saxe hought in March from Thomas Dwyer and Donald Durant. The building to replace the dwellings will cost \$250,000. Georgian Court, a high class six story In Queens the two frame dwellings at structure, with elevators, at 277 and 279 258 and 260 Academy street, adjacent to Gates avenue, corner of Franklin avenue, plot 100 by 114 feet. It was held section of Long Island City, are to be at \$166,000. Also the two four story brick biuldings at 984 to 988 Greene

RRITIES TO GAIN FROM REALTY SHOW side of Seventy-seventh street, east of Fourth avenue, by the A. S. W. Construction Company, at a cost of \$25,000, and four similar dwellings to cost \$18,000. The latter will be erected on the east side of Scheneotady avenue, south of Avenue P, by Dinehill Bros. The southwest corner of Fourteenth avenue and Thirty-eighth street is to CHARITIES TO GAIN

Many Institutions Interested in Auction of Morris Estate Properties.

From the proceeds of the absolute sale at auction on next Tuesday of the properties held in the estate of Arthur R. Morris a number of the most prominent among domestic and foreign religious, charitable and educational societies will benefit to a greater or lesser extent in accordance with the results obtained from the offering, which will be made by J. Clarence Davies and Joseph P. Day.
The managers state that the sale will be without reserve and free from pro-tection bidding. It will include the offering of business and apartment build-

ings, private dwellings and vacant lots in the new and old transit centres, shop-ping, residential, industrial and business districts of Manhattan, The Bronx, Brooklyn and Long Island City, in Arthur R. Morris early became ested in religious matters and in 1871 went as a missionary to Japan, where he lived and taught up to the time of his

death, a large part of his income hav-ing been derived from his investment in real estate. By his will be directed that these prop-erties be sold and the proceeds given among others to Christ Church of Yokoamong others to Christ Caurea of Possi-hama, Japan, the Domestic and Foreign Missionary Society, the Evangelical Education Society, the Society for the Prevention of Crueity to Animale, the Society for the Prevention of Crueity to Children, New York Association for Improving the Condition of the Poor Improving the Condition of the Poor, trustees for the Fund for the Relief of Widows and Orphans of Deceased Clergymen, American Church Building Fund and others. It is in order to pay these bequests that the property is being sold at auc-

The properties to be sold include in Manhattan, 402 and 404 Pearl street, through to 10 New Bowery, a six story loft building, and 488 and 440 West Fifty-seventh street, a five story apartment house. In Brooklyn 69 to 75 Myrtle ment house. In Isrooklyn 69 to 75 myrtie avenue and 827 to 333 Jay street will be sold, a group of three story business buildings: also 206 to 224 Harrison street, 301 to 305 Clinton street and 10 and 12 Tompkins place, a group of eigh-

teen three story private dwellings.

The Bronx properties include the ground occupied by the business building at the northeast corner of Third avenue and 138th street and facing the plaza formed by the junction of Third, Morris and Lincoln avenues and 158th et. The building is owned by the int. In the same borough the es-will sell the sixty-three lots bounded by 153d street and 156th street, Mott and Sheridan avenues, opposite Franz Sige Park. These jots are to be sold sep-

arately

Fire, Vermin and Damp Proof Home Built by Engineer at Grenwolde

